

# Memorandum

## City of Las Vegas Neighborhood Services Department

To: Beverly Bridges, CMC, City Clerk  
From: Devin S. Smith, Manager – Neighborhood Response Division  
CC: File  
Date: September 9, 2009  
Re: Report of Expenses for the abatement of Vacant or Abandoned Dangerous Building at 1921 Sunland Avenue - Ward 5 (Barlow)

*LVMC Ordinance 5873 authorizes the City of Las Vegas to assess and collect a re-inspection fee of \$120.00 if the nuisance violation(s) are not brought into compliance by the re-inspection date on this notice. An additional fee of \$180.00 per hour, one-hour minimum (not to be pro-rated), will be charged for each additional inspection after the initial re-inspection. In addition, LVMC 9.04.020 and 9.040.040 authorizes the city to assess a civil penalty concurrently with the re-inspection fees assessed. On the 2nd re-inspection a \$180 re-inspection fee + a \$150.00 civil penalty will be assessed; on the 3rd re-inspection a \$180 re-inspection fee + a \$300.00 civil penalty will be assessed; on the 4th re-inspection and any future re-inspections will be assessed a \$180 re-inspection fee + a \$500.00 civil penalty. Additionally, every person who causes or maintains a public nuisance, or who willfully omits or refuses to perform any legal duty relating to the abatement of such nuisance (1) shall be guilty of a misdemeanor; (2) shall be liable civilly to the City and, upon such findings shall be responsible to pay civil penalties of not more than five hundred (\$500.00) dollars per day, or for commercial properties; civil penalties of not more than one thousand (\$1000.00) per day, for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation. The \$500.00 or \$1000 daily civil penalty will be determined at the discretion of the city council. Any and all unpaid fees are subject to collection and/or liens.*

After giving due process, notification, and an opportunity for an appeal hearing as specified in the Las Vegas Municipal Code for "Vacant or Abandoned Building," the Department of Neighborhood Services caused the above-referenced property to be corrected by boarding all open doors and windows on the main structure and accessory structure, removing all trash, debris and cutting and removing all high grass and weeds on the entire property. The abatement was completed by Weaver Construction Inc on July 28, 2009 at a cost of \$1,145.00, which was accepted by the Department of Neighborhood Services.

<b>Contract Amount Breakdown:</b>	
Board/secure all open doors and windows on main structure to City of Las Vegas specifications	\$190.00
Board/secure all open doors and windows on accessory structure to City of Las Vegas specifications	\$255.00
Remove all trash, debris, refuse (discarded items in all yards)	\$450.00
Cut and remove all high grass and weeds entire property.	\$250.00
AMOUNT DUE:	\$1,145.00
Administrative Processing Fee:	\$171.75
Sub-Total:	\$1,316.75
Reinspection Fees (w/late fees):	\$330.00
Civil Penalties:	\$150.00
<b>Payment:</b>	<b>0</b>
<b>TOTAL AMOUNT DUE:</b>	<b>\$1,796.75</b>
Daily Civil Penalties – 60 days @ \$500 a day (excluding civil penalty fees already assessed) May 30, 2009 to July 28, 2009	\$29,850.00
<b>MAXIMUM TOTAL:</b>	<b>\$31,646.75</b>
<b>OWNER OF RECORD:</b>	CITIMORTGAGE INC – C/O REO DEPT – C/O CR TITLE SERV
<b>PROPERTY ABATED:</b>	1921 Sunland Avenue

<b>ASSESSOR PARCEL:</b>	139-33-110-071
<b>LEGAL DESCRIPTION:</b>	RANCHO MANOR UNIT #1
	PLAT BOOK 7 PAGE 27
	LOT 9 BLOCK 5

DSS:jl